

Chairperson Scott Hickle  
Vice-Chairperson Bobby Gutierrez  
Parliamentarian Nancy Hardeman



Commissioners  
Leo Gonzalez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, AUGUST 6, 2015 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**5. CONSENT AGENDA.**

- a. Approval of minutes from the **workshop** and **regular** meetings on July 16, 2015.
- b. **Final Plat FP15-10: Greenbrier Subdivision – Phase 1 Drawing**  
*Proposed Final Plat of Greenbrier Subdivision – Phase 1, being 7.927 acres of land out of John Austin League, Abstract No. 2, adjoining the northeast side of Thornberry Drive between FM 1179 and Locket Hall Circle in Bryan, Brazos County, Texas Brazos County, Texas. (R. Haynes)*

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**6. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

**a. Replat [RP15-21](#): Grapevine Addition – Block 3 [Drawing](#)**

*Proposed Replat of Lot 8 in Block 3 of Grapevine Addition, being 2.41 acres of land out of A.G. Gholson Survey, A-123 and J.T. Mawhinney Survey, A-173 located at the northeast corner of Grapevine Road and Sandy Creek Drive, and currently addressed as 3858 Grapevine Road in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Hilgemeier)*

**7. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Conditional Use Permit [CU15-07](#): Ginny Gegg**

*A request for approval of a Conditional Use Permit, to allow a professional office use on property in a Residential District – 5000 (RD-5), specifically on property at 1500 East 29<sup>th</sup> Street at the east corner of East 29<sup>th</sup> Street and South Brewer Drive, being Lot 28 and part of Lot 27 in the Durwood Subdivision – Phase 2 in Bryan, Brazos County, Texas. (M. Hilgemeier)*

**8. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Rezoning [RZ15-06](#): Habitat for Humanity**

*A request to change the zoning classification from a combination of Planned Development District – Mixed Use (PD-M) and Agricultural – Open District (A-O) to Residential District – 5000 (RD-5), on 17.18 acres of land out of Zeno Phillips Survey, A-45, and generally located at the southeastern ends of Imperial Valley and Silkwood Drives in Bryan, Brazos County, Texas. (R. Haynes)*

**b. Rezoning [RZ15-15](#): SF Business Investments, LLC.**

*A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 9.76 acres of land out of Maria Kegan Survey, and adjoining the northeast side of the State Highway 30 between Winding Creek Road (private road) and Cole Lane in Bryan, Brazos County, Texas. (M. Hilgemeier)*

**9. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING SETBACKS AND LOT STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).**

**a. Planning Variance [PV15-07](#): Billy B. Hutson**

*A request for approval of variances from minimum 7.5-foot side and rear building setbacks generally required from property lines on residential home sites, to legitimize previous construction of an accessory structure that extends within 2.2 feet from the southeast side property line and within 4 inches from the rear (southwest) property line on property at 3240 Walnut Creek Court, approximately 1,200 feet southwest of the intersection of South Traditions*

*Drive and Walnut Creek Court, being Lot 21 in Block 1 of The Traditions Subdivision – Phase 3 in Bryan, Brazos County, Texas. (R. Haynes)*

**10. ADJOURN.**

*The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).*

*The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, August 20, 2015 at 6:00 p.m.*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*